



Document 2024 1821

Book 2024 Page 1821 Type 03 001 Pages 1  
Date 7/30/2024 Time 3:33:44PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$732.00  
Rev Stamp# 258 DOV# 255  
BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$458,000

Preparer: LeAnne K Krell, P.O. Box 57056, Des Moines, IA 50317 (515) 967-5103  
Return to: Michael Brook and Morgan Brook 2391 148th St., WINTERSET, IA 50273  
Taxpayer Information: Michael Brook and Morgan Brook 2391 148th St., WINTERSET, IA 50273

## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Iowa Commercial Properties, LLC**, an Iowa limited liability company, does hereby Convey to **Michael Brook and Morgan Brook, a married couple, and Erick Gustafson and Donna Gustafson, a married couple, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in Madison County, Iowa:

**Parcel "B", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, containing 4.66 acres, as shown in Plat of Survey filed in Book 3, Page 214 on April 15, 1998 in the Office of the Recorder of Madison County, Iowa**

Subject to all covenants, restrictions and easements of record.

The Limited Liability Company does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; according to the context.

**Iowa Commercial Properties, LLC**

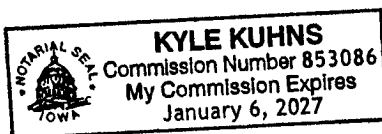
Dated: 7-25-24


By: 

Jason Reels, Manager

STATE OF Iowa COUNTY OF Dallas

This instrument was acknowledged before me on the 25 day of July, 2024 by Jason Reels, as Manager of Iowa Commercial Properties, LLC.



  
Notary Public in and for said State